US Army Corps of Engineers

MILCON Transformation Update

Garrison Commanders Conference

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BG Merdith W. B. Temple
Director, Military Programs
HQUSACE

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Why Reinvent the MILCON Process?

- Legacy standards & processes will not provide quality facilities in time
- To avoid a Program-wide funding shortfall in meeting the Army's stationing needs

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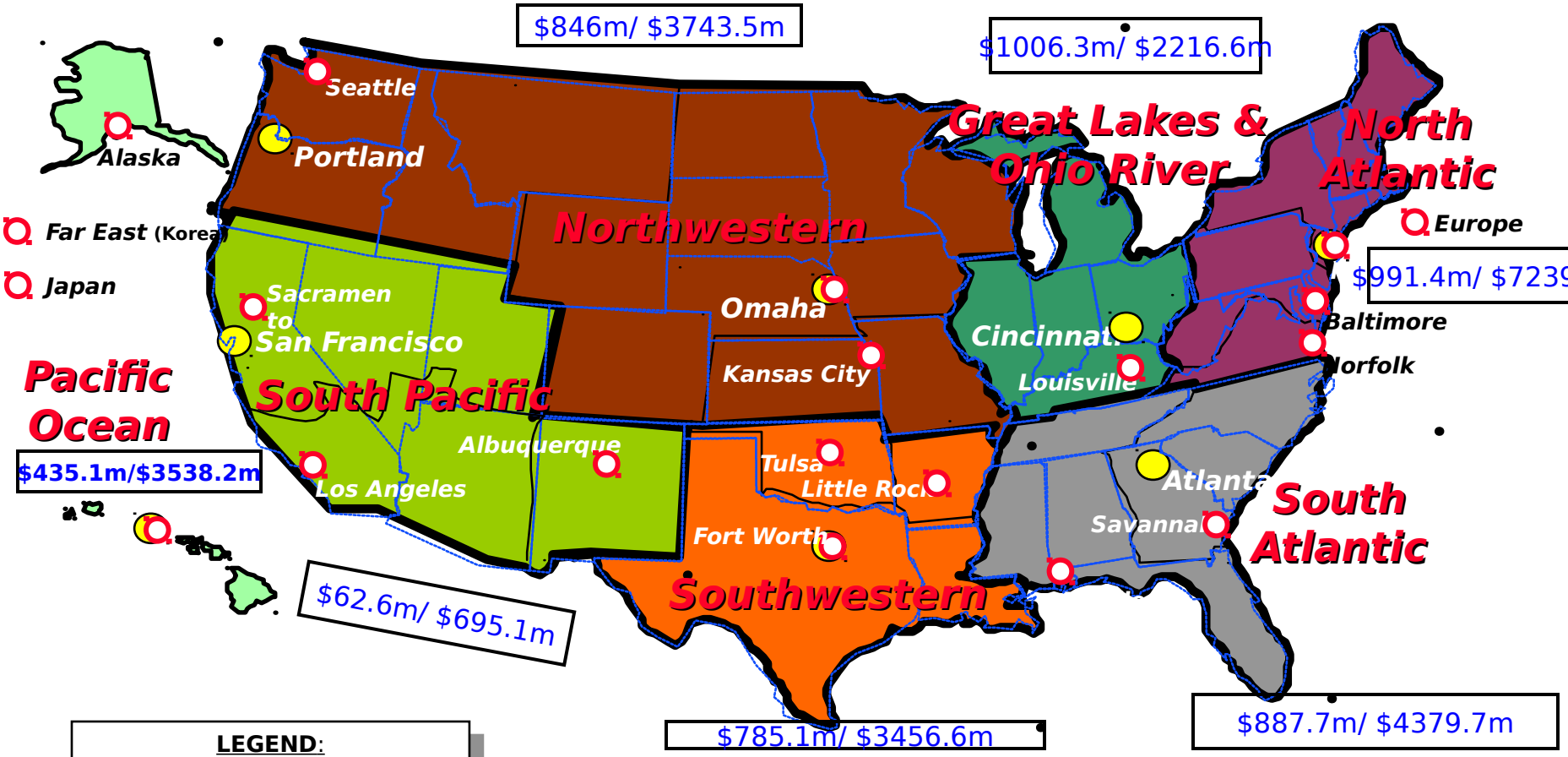
Army Program (incl. BRAC) by MSC (FY07 / FY08-13 POM)



LEGEND:

- Division/Regional HQ location
- Division boundary
- District location
- District boundary
- State boundary

Note: Total Army: $5,014.2 m/ $25,268.8m ($30,283m)

Total DoD/AF/Other: $3,740m/ $19,515m ($23,255m)

Total MILCON Workload:: $8,754.2m/ $44,783.8m ($53,538m)

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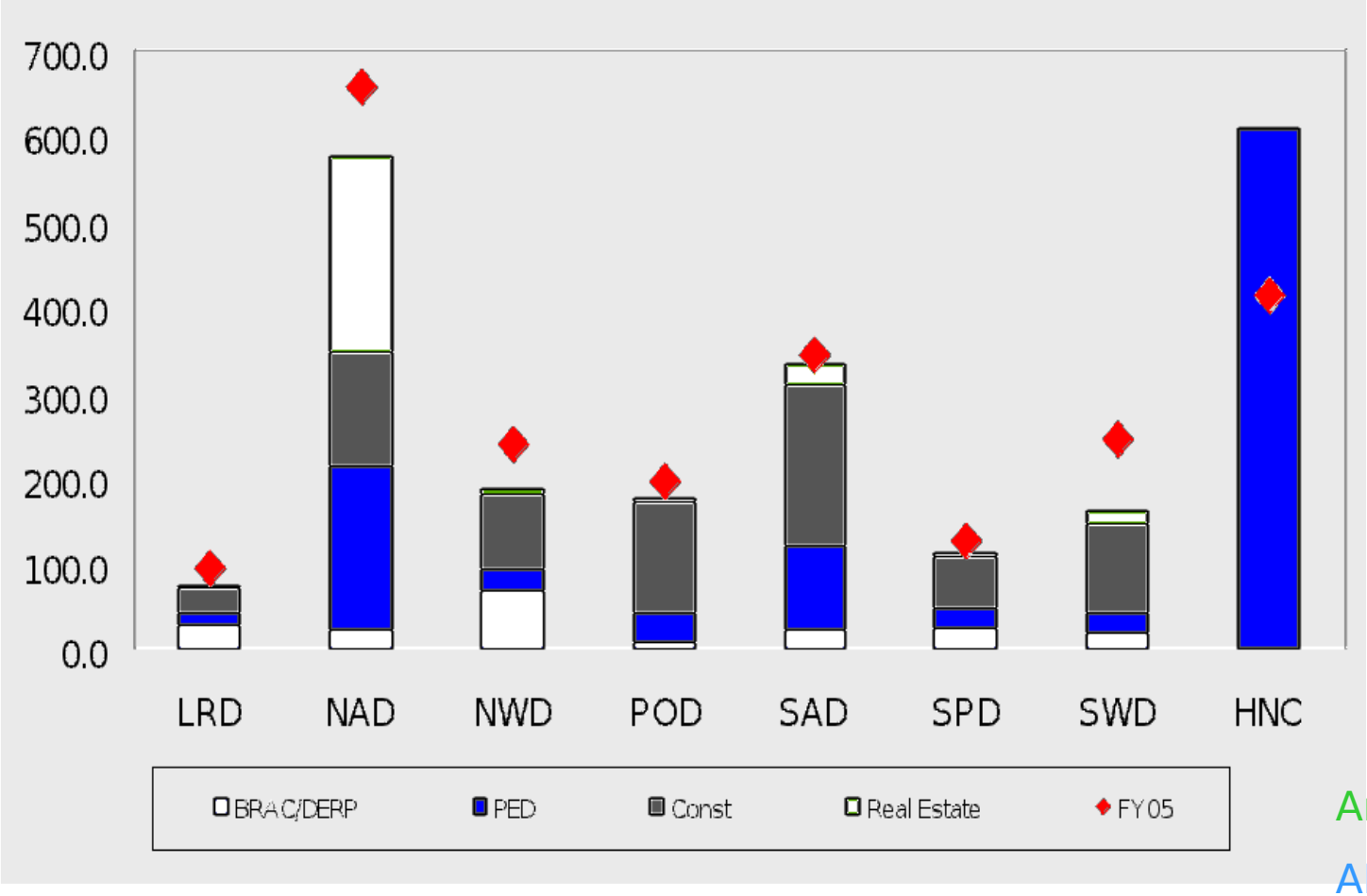
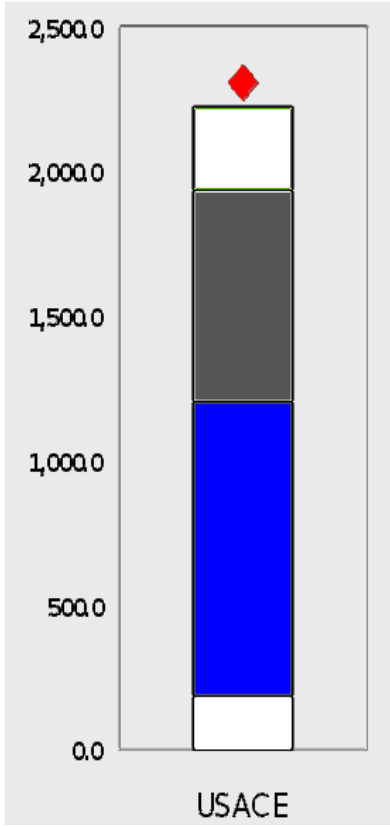
O&M Reimbursable
Total $2.20 B (FY06) vs $2.30B (FY05)





Army 71%

AF 16%

DoD 13%

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MILCON Process Reinvention is…

- Greater emphasis on ***facility planning***
- ***Customer*** dictates facility requirements and standards
- ***Standardization*** of facilities and processes
- The Corps ***changes*** the way it executes MILCON and BCA
  - Army, DLA, and Medical Programs will be most affected
- Execution of Army MILCON as a ***continuous building program***
- Expanded use of ***manufactured building solutions***
- Greater emphasis on partnering with all USACE customers and with ***industry***

"Quality facilities delivered in less time at lower cost"

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Success Is…

- 15% cost savings and 30% time savings
- Facilities with a 50 year life cycle
- Lower unit costs for primary facilities provides a greater ability to absorb market vagaries
- Providing a **Complete** BCT in 15-24 months
- Providing a **Quality** BCT within the 1391 Program Amounts
  - While lowering unit costs
  - Having ability to absorb detrimental market conditions
- Achieving Army **sustainability** standards
  - ENACT 2005 and Leed “Silver” Rating Standards
  - IDG’s (included within cost and time constraints)
- Continuing to meet Army/DoD **Small Business** requirements

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Timeline to End-State (Getting to 15/30 Savings)

- **FY2005 … The Challenge**
  - Task from DASA(I&H) – Nov 2004
  - Approval by VCSA to move out – Apr 2005
  - Nationwide Industry Forums and strategy development – Spring/Summer 2005
- **FY2006 … Storming**
  - Pilot test the MT RFP (Design-build)
  - Restructure Centers of Standardization (CoS)
    - Establish responsibilities
    - Establish Regional IDIQ contracts
- **FY2007 … Forming**
  - Use MT RFP (Design-Build) on all applicable Army projects
  - CoS establish the “adapt-build” Regional models & contracts
- **FY2008 … Performing**
  - Utilize ‘adapt-build” models

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Standardization of Processes (Across USACE)

- **Consistent and uniform RFPs and acquisition approach**
  - Consistent acquisition approach defined by programmatic acquisition plan (approved Feb 06)
  - Mandatory use of standard RFP templates
  - Streamline the acquisition time
  - Facilitate the proposal process
- **Consistent engineering/construction applications**
  - Standardization in the evaluation/selection criteria
  - Streamline review and submittal process
- **Expand the use of all types of construction**
  - Type I thru Type V construction (Includes pre-manufactured solutions)
- **Maximize use of Industry Standards**
  - International Building Code
  - Focus on end result; not “how to”

“Consistency is vital to successful program execution”

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Standardization of Facilities

- **Transition from design/build to use of prototype models**
- **Prototype models will be established in FY07 for standard facility types**
  - Mission
  - Community Support
  - Others
- **Centers of Standardization for facility types**
  - Transition and expand to be Corps design centers in FY 07
    - Initial operation in March 06
    - Fully engaged in Oct 06
  - Establish adapt-build models (site adapt/architectural compatibility)/ transition to prototype models
  - Maintain prototype models
  - Establish and maintain regional ID/IQs for design, D/B and construction contracts
  - Incorporate Lessons-Learned: ***Adapt as we go….***

"Continual improvement of prototypes"

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Army Standard Facilities

Company Operations Facility
Tactical Equipment Maintenance (Interim)
Brigade/Battalion HQ: Admin (Interim)
Unaccompanied Enlisted Personnel Housing
Enlisted Personnel Dining Fac
Physical Fitness Facility
Religious Facilities
Child Development (1) Infant-Toddler
Outdoor Sports Facility (2) School Age
Youth Activity Centers
Fire, Safety and Security Facility
Fire Station
Army Community Service Center
Bowling Center RFP
Hazard Material Storage
Close Combat Tactical Trainer
Mil. Ops. Urban Terrain Facility
Training Ranges
Battle Cmd Training Ctr.
Training Support Ctr.
Medical Facilities
Aviation – Vertical Constr
4 Star HQ Facility

Army Reserve Centers
Operational Readiness Training Complex
General Instructional Facility
Classroom 21
Mil. Entrance Processing Stations
Family Housing RFP
Information Systems Facility
Criminal Investigation Facility
Access Control Points
Brigade Operations Complex
Cmd/Control Facility (C2F)
Deployment Facility
Unaccompanied Officers Quarters
Transient Officers Quarters
Basic Combat Trainee Complex/One Station Unit Trainee
Advanced Individual Trainee Comple
General Purpose Warehouse
Central Issue Warehouse

Green = completed or interim **Blue** = under development **Black** = un

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Centers of Standardization Realignment – 6 March 2006

- **Huntsville Center (15)**
  - Physical Fitness
  - Outdoor Sports Facility
  - Child Development (2)
  - Youth Activity Centers
  - Consolidated Fire, Safety and Security Facility
  - Fire Station
  - Army Community Service Center
  - Bowling Center RFP
  - Hazard Material Storage
  - Close Combat Tactical Trainer
  - Mil. Ops. Urban Terrain Facility
  - Training Ranges
  - Battle Cmd Training Ctr.
  - Training Support Ctr.
  - Medical Facilities
- **Louisville District/LRD (2)**
  - Army Reserve Centers
  - Operational Readiness Training Complex
- **Norfolk District/NAD (7)**
  - General Instructional Facility
  - Classroom 21
  - Enlisted personnel Dining Facility
  - Mil. Entrance Processing Stations
  - Family Housing RFP
  - Information Systems Facility
  - Criminal Investigation Facility
- **Omaha District/NWD (2)**
  - Religious Facilities
  - Access Control Points

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Centers of Standardization Realignment - 6 March 2006

- **Mobile District/SAD (2)**
  - Aviation – Vertical Construction
  - 4 Star HQ Facility
- **Savannah District/SAD (6)**
  - Company Operations Facility
  - Tactical Equipment Maintenance
  - Brigade Operations Complex
  - Brigade/ Battalion HQ: Admin
  - Cmd./Control : UEy and Corps (UEx) HQ: Admin/Operations
  - Deployment Facility
- **Honolulu District/POD (2)**
  - Unaccompanied Officers Quarters
  - Transient Officers Quarters
- **Ft. Worth District/SWD (5)**
  - Unaccompanied Enlisted Personnel Housing
  - Basic Combat Training Complex/One Station Unit Trainee
  - Advanced individual Training Complex
  - General Purpose Warehouse
  - Central Issue Warehouse

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FY2006 Execution Using MILCON Transformation

- **15 percent cost savings w/100 percent scope can be achieved as in the award of the following projects**
  - Ft. Campbell – Aviation Barracks
  - Ft. Knox - Permanent Party Barracks
  - Ft. Riley -Division HQ & Sustainment Brigade HQ
  - Ft. Carson -Brigade/Battalion HQ
  - Ft. Bliss BCT 1:
    - Barracks
    - Tactical Equipment Maintenance Facility
    - Dining Facility
    - Headquarters
    - Company Ops
    - Deployment Storage
- **Continue to change culture: USACE, Garrisons and the Contractors**
- **Continue to capture Lessons-Learned and adapt as we go**
- **Type of Construction made a difference at Ft. Bliss**
  - Modular
  - Pre-engineered
- **Use of Model RFP and the allowance for modular/pre-engineered buildings has made a difference in achieving full scope**

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Ft Bliss Conceptual Designs

Brigade HQ

Dining Facility

TEMF

Barracks

Company Ops

Deployment Storage

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Next Steps…

- **Training for IMCOM, Garrison, USACE MSCs & Districts (by USACE E&C)**
  - Proof of concept examples and MT processes/concepts
  - Provide understanding of MT process and practical application of concepts using an actual FY 07 project/facility type.
- **Tentative Schedule**
  - Northwest/Southwest: 15 November 2006 (Kansas City, MO)
  - Northeast: Week of 28 November 2006 (Ft. Monroe)
  - Southeast: January 2007

"Culture Change – USACE, Garrison, Industry"

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In Summary …

- **FY07 Way Ahead:**
  - MT Regional Training Seminars with IMA Regions and MSC/Districts – Nov 06 – Jan 07
  - Lessons Learned System to facilitate continuous learning on MT – Field system Jan 07
  - Adapt-Build by FY 08
  - **All FY 07 Army projects utilize MT principles**

- We are on track:
  - in the implementation of MILCON Transformation – forming the plan/ standardizing acquisition capabilities.
  - in the development of standard designs (design models) in concert with the ACSIM
  - to meet the Army's needs

Visit the MILCON Transformation web site at:

www.hq.usace.army.mil/cemp/milcontrans/milcontransformation.htm